

STATE OF MISSISSIPPI
COUNTY OF DESOTO

12/29/08 3:06:01
BK 600 PG 279
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK
Damian T. Regep
AMC 9000058203

SUBSTITUTED TRUSTEES DEED

WHEREAS, on September 22, 1989, George N. Freeman, Jr. and wife, Sherry H. Freeman executed a Deed of Trust to Frank A. Riley, Trustee for the benefit of Bank of Mississippi, which Deed of Trust is filed for record in Book 486 at Page 81 in the office of the Chancery Clerk of DeSoto County at Hernando, Mississippi; and

WHEREAS, Damian T. Regep and wife, Zona G. Regep, assumed said Deed of Trust by Assumption Warranty Deed dated March 20, 1998 and recorded in Book 330 at Page 574 of the aforesaid Chancery Clerk's office; and

WHEREAS, as authorized by the aforesaid Deed of Trust and in strict accordance therewith, BancorpSouth, f/k/a Bank of Mississippi, substituted J. Gary Massey as Trustee therein in the place and stead of the trustee named in said Deed of Trust or subsequently substituted therein by Substitution of Trustee dated October 15, 2008, and duly filed for record in the office of the aforesaid Chancery Clerk in Book 2961 at Page 461 and by Corrected Substitution of Trustee recorded in Book 2966 at Page 147 prior to the first publication and posting of the notice of sale; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire indebtedness, together with attorney's fees, expenses and costs, immediately due and payable, as was its option so to do under the terms of said Deed of Trust, and default having been made in payment of said amount and the Substituted Trustee having been requested and directed by BancorpSouth to foreclose under the terms of said Deed of Trust, I did on December 18, 2008, during legal hours, being between the hours of 11:00 a.m. and 4:00 p.m., at the East Front Door of the County Courthouse of DeSoto County, located at Hernando, Mississippi, in accordance with the terms of the Deed of Trust and the laws of the State of Mississippi, offer for sale at public auction and sell to the highest and best bidder for cash the following described land and property lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

Lot 24, Section A, Greenbriar Lakes Subdivision, in Section 30, Township 1 South, Range 7 West, as per plat thereof of record in Plat Book 26, at Page 49, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of time, place and terms of said sale, together with a description of the property to be sold, was given by publication in the DESOTO TIMES-TRIBUNE, a newspaper published in DeSoto County, Mississippi for three consecutive weeks preceding the date of sale. The notices were published on November 27, December 4 and 11, 2008, (a certified copy of

Grantee

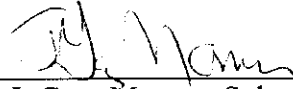
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which is attached hereto,) and a notice identical to the published notice was posted on the bulletin board at the East Front Door of the County Courthouse of DeSoto County, Hernando, Mississippi for said period of three consecutive weeks. Everything necessary to be done was done to make and effect a good and lawful sale.

At said Sale, Terry Reagor Realtors, Inc. bid for said property in the amount of \$62,988.49, which being the highest and best bid, the same was then and there struck off to Terry Reagor Realtors, Inc., and it was declared the purchaser thereof.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substituted Trustee, do hereby sell and convey unto Terry Reagor Realtors, Inc. the land and property herein described. I convey only such title as is vested in me as Substituted Trustee.

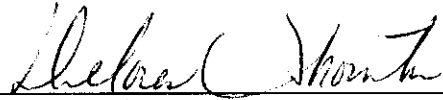
WITNESS MY SIGNATURE, on December 18, 2008.



J. Gary Massey, Substituted Trustee

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for said county and state, on this the Eighteenth day of December, 2008, the within named J. Gary Massey, Substituted Trustee, duly identified before me, who acknowledged that in said representative capacity he executed the above and foregoing instrument, after having first been duly authorized to do so.



Notary Public

My commission expires



GRANTOR'S ADDRESS:

J. Gary Massey, Substituted Trustee
1910 Lakeland Drive, Suite B
Jackson, MS 39216
(601)981-9299
S&M #08-100983

GRANTEE'S ADDRESS:

* Terry Reagor Realtors, Inc.
2045 Madison
Memphis, TN 38104
901-278-7800

PREPARED BY:

J. Gary Massey, Substitute Trustee
1910 Lakeland Drive, Suite B
Jackson, MS 39216
(601)981-9299

INDEX: Lot 24, Sec. A., Greenbriar Lakes SD, Sec. 30, T1S, R7W, Southaven, DeSoto
Co., MS

DESOTO TIMES-TRIBUNE

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

SUBSTITUTED TRUSTEE'S NOTICE OF SALE
WHEREAS, on September 22, 1998, George M. Freeman, Jr. and wife, Sherry M. Freeman executed a certain deed of trust to Frank A. Riley, Trustee for the benefit of Bank of Mississippi, which deed of trust is of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi in Book 486 at Page 61; and

WHEREAS, Damian T. Repap and wife, Zora G. Repap, assumed said Deed of Trust by Assumption Warranty Deed dated March 20, 1998 and recorded in Book 330 at Page 574 of the aforesaid Chancery Clerk's Office; and

WHEREAS, BancorpSouth, N/A Bank of Mississippi, has heretofore substituted J. Gary Messy as Trustee by instrument dated October 15, 2008 and recorded in the aforesaid Chancery Clerk's Office in Book 2961 at Page 491 and by Corrected Substitution of Trustee recorded in Book 2966 at Page 147; and

WHEREAS, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said deed of trust, BancorpSouth, the legal holder of said indebtedness, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said deed of trust and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expense of sale.

NOW, THEREFORE, I, J. Gary Messy, Substituted Trustee in said deed of trust, will on November 11, 2009 sell for sale at public outcry and sell with legal terms, being the highest cash bid, at 11:00 a.m. and 2:00 p.m. at the Chancery Clerk's Office in the County of DeSoto, State of Mississippi, the premises described in the deed of trust to-wit:

Volume No. 113 on the 27 day of Nov., 2008

Volume No. 113 on the 4 day of Dec., 2008

Volume No. 113 on the 11 day of Dec., 2008

Volume No. _____ on the _____ day of _____, 2008

Volume No. _____ on the _____ day of _____, 2008

Volume No. _____ on the _____ day of _____, 2008

Diane Smith

Sworn to and subscribed before me, this 11 day of Dec., 2008.

BY

Judith A. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2009
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 413 words @ .12 \$ 49.56

B. 2 subsequent insertions of 826 words @ .10 \$ 82.60

C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 135.16

Let J. Gary Messy, A. Chancery Clerk, in Book 2961 at Page 491, be substituted as Trustee in said deed of trust, as per last record of record in Book 2961 at Page 491, in the office of the Chancery Clerk of DeSoto County, Mississippi.
I WILL CONVEY only such as is vested in me as Substituted Trustee.
Witness my SIGNATURE on this 11th day of November, 2008.
J. Gary Messy
SUBSTITUTED TRUSTEE
Shapiro & Messy, L.L.P.
1910 Lakeside Drive
Suite B
Jackson, MS 39216
(601) 981-4229
(879) 400-4000
Saulsbury, MS 38571
66-1000007
Publication Date:
November 27, December 4 and 11, 2008.

662.429.6397 • Fax: 662.429.5229